

056.A

0006

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

238,500 / 238,500

USE VALUE:

238,500 / 238,500

ASSESSED:

238,500 / 238,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OLD COLONY LN, ARLINGTON

OWNERSHIP	Unit #:	9
Owner 1:	OLD COLONY REALTY PARTNERS LLC	
Owner 2:		
Owner 3:		

Street 1:	60 PLEASANT ST #G12
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	water
	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		150419
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	238,500		238,500	Entered Lot Size
Total Parcel	0.000	238,500		238,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	394.21	Land Unit Type:

Parcel ID: 056.A-0006-0009.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	238,500	0	.	238,500		Year end	12/23/2021	
2021	102	FV	235,200	0	.	235,200		Year End Roll	12/10/2020	
2020	102	FV	228,600	0	.	228,600	228,600	Year End Roll	12/18/2019	
2019	102	FV	210,400	0	.	210,400	210,400	Year End Roll	1/3/2019	
2018	102	FV	174,300	0	.	174,300	174,300	Year End Roll	12/20/2017	
2017	102	FV	162,200	0	.	162,200	162,200	Year End Roll	1/3/2017	
2016	102	FV	162,200	0	.	162,200	162,200	Year End	1/4/2016	
2015	102	FV	153,000	0	.	153,000	153,000	Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	20896-277		12/1/1990		275,000	No	No	L	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 6.																	
Sty Ht: 1	- 1 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																				
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																				
Prime Wall: 7	- Brick			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID				SKETCH													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1													
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir: N	- NONE			Frpl: 0	Rating: Average			Other																	
GENERAL INFORMATION				WSFlue:	Rating:			Upper																	
Grade: C	- Average							Lvl 2																	
Year Blt: 1965	Eff Yr Blt:							Lvl 1																	
Alt LUC:	Alt %:							Lower																	
Jurisdict:	Fact: .							Totals	RMs: 3	BRs: 1	Baths: 1	HB: 0													
Const Mod:								REMODELING				RES BREAKDOWN													
Lump Sum Adj:								Exterior:	No Unit			RMS	BRS	FL											
INTERIOR INFORMATION				Functional:				Interior:	1			3	1	0											
Avg Ht/FL: STD				Economic:				Additions:																	
Prim Int Wal: 2	- Plaster			Special:				Kitchen:																	
Sec Int Wall:				Override:				Baths:																	
Partition: T	- Typical							Plumbing:																	
Prim Floors: 4	- Carpet							Electric:																	
Sec Floors:								Heating:																	
Bsmnt Flr:								General:																	
Subfloor:								Totals																	
Bsmnt Gar:								1	3	1															
Electric: 3	- Typical							SUB AREA				SUB AREA DETAIL													
Insulation: 2	- Typical							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Usbl	Descrip	%	Type	Qu	# Ten					
Int vs Ext: S								GLA	Gross Liv Ar	605	513.990	310,965													
Heat Fuel: 3	- Electric																								
Heat Type: 6	- Elec Base/B																								
# Heat Sys: 1																									
% Heated: 100	% AC: 100																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0006-0009.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc						
More: N	Total Yard Items:				Total Special Features:				Total:																